

Visit Rep. Condotta's District office

Now that our work is complete in Olympia for the 2003 legislative session, Rep. Condotta and his legislative assistant, Kurt Hammond, are working out of their District office in Wenatchee. Please give them a call or come on by. The address is: **3012 G.S. Center Road, Suite D.** The local number is: **(509) 664-1274.** Hours are 8 a.m. to 5 p.m., Monday through Thursday. I'm always interested in your opinions and questions and look forward to seeing many of you soon!

More Contact Information

District office:

3012 Ste. D
G.S. Center Road
Wenatchee, WA 98801
(509) 664-1274

Olympia Office:

P.O. Box 40600
414 John L. O'Brien Bldg.
Olympia, WA 98504-0600
(360) 786-7954

Committees:

Commerce & Labor - *Assistant Ranking Republican*
Trade & Economic Development
Higher Education

Web site: <http://hrc.leg.wa.gov/members/condotta>

Email: condotta_ca@leg.wa.gov

On the air: Weekly

Rep. Armstrong encourages you to keep in touch

If you have questions or ideas about issues being addressed by the Legislature, I'd like to hear from you. Contact me directly via e-mail at armstron_mi@leg.wa.gov.

More Contact Information

Olympia Office:

PO Box 40600
424 John L. O'Brien Bldg.
Olympia, WA 98504-0600
(360) 786-7832

Committees:

State Government - *Ranking Republican*
Transportation
Capital Budget

Web site: <http://hrc.leg.wa.gov/members/armstrong>

Email: armstron_mi@leg.wa.gov

Toll-free message hotline: 1-800-562-6000

PRESORTED
STANDARD
U.S. POSTAGE PAID
OLYMPIA, WA
PERMIT NO 92

State Representatives

Cary Condotta

Mike Armstrong

P.O. Box 40600
Olympia, WA 98504-0600



ARE YOU GETTING THE PROPERTY TAX BREAKS YOU DESERVE?

Important Property Tax Information for Seniors

ARE YOU GETTING THE PROPERTY TAX BREAKS YOU DESERVE?



State Rep.
Cary Condotta



Mike Armstrong

12th Legislative District



State Representatives
Cary Condotta
Mike Armstrong
12th Legislative District

Senior Citizen Property Tax Relief

Dear Friends and Neighbors:

Paying taxes is not something most of us relish. It's particularly troublesome if you are a senior citizen who owns your own home, has worked all your life and still have trouble paying high property taxes.

Property tax time is here and we hope to provide useful information that may well result in some immediate financial relief for you.

Those seniors on fixed incomes are especially hard hit when taxes rise faster than their income. That's why Rep. Condotta co-sponsored House Bill 1029 this legislative session. It's a bill that would further ease the property tax burden on seniors. Unfortunately, it didn't make it to the House floor for a vote. Come next January, we will continue to support easing your tax burden, placing limits on state spending and making it harder for lawmakers to raise your taxes.

The good news now is that the Legislature has adopted tax breaks for seniors in the past. **If you qualify and are not already taking advantage of this existing tax relief, read on as we've provided detailed information that may help you.**

Our goal is to ensure that our region's citizens have a voice in the legislative process in Olympia. Two-way communication is the framework for involving you in that process. Together we can make a difference and help state government do a better job of responding to your needs. Please contact us with your questions and comments.

Sincerely,


Cary Condotta
State Representative


Mike Armstrong
State Representative

Are you getting the property tax breaks you deserve?

As your state representatives, we're committed to ensuring that state government spends your tax dollars most efficiently. We must stop unlimited growth in government, and make our existing tax base work harder. That's part of the reason why it was so important to balance our state operating budget without raising new general fund taxes.

Despite this, it's troublesome to hear from constituents that their property taxes are too high and it makes it difficult to afford to stay in their homes. Similarly, that taxes are eating up too much of their fixed incomes. What follows is information you may be able to take advantage of right now to ease your tax burden. Did you know you may qualify for property tax exemptions if you meet all of the following criteria?

- You are at least 61 years of age or disabled.
- You own and live in a single-family home, mobile home, or condominium.
- You have a combined household income not exceeding \$30,000.

Expenses for some nursing or home health care and some prescription drugs may be deducted when calculating your income. You also can remain eligible for tax breaks if your home is rented while you're in the hospital or nursing home.

Valuation limit freeze for qualified seniors

Qualifying citizens are entitled to property tax exemptions on their principal residence and up to one acre of land. The value of the residence is frozen at its value on Jan. 1 of the year in which you first qualify for the program.



Exemption schedule

You are eligible for the following exemptions if your combined household income falls within the range indicated:

<u>Income</u>	<u>Exemption</u>
\$24,001 to \$30,000	All excess levies (special school levies are an example of excess levies).
\$18,001 to \$24,000	All excess levies and regular levies on the greater of \$40,000 or 35% of assessed valuation (\$60,000 max.).
\$18,000 or less	All excess levies and regular levies on the greater of \$50,000 or 60% of assessed valuation.

PROPERTY TAX DEFERRALS

If you are 60 years of age or retired because of physical disability, and your disposable income is \$34,000 or less, you may qualify for property tax deferrals. The state allows property tax deferrals on up to 80 percent of the equity in your home. The deferral program applies to your principal residence and up to five acres, if zoning requires a larger parcel size.

Under this program, you pay no property tax until the home is sold. The state pays the deferred taxes, and in exchange, receives a lien against the property equal to the amount of owed taxes plus 8 percent. Total taxes are collected when the property is sold or passed on.

HOW TO APPLY FOR PROPERTY TAX BREAKS

For more information on both property tax exemptions and deferrals, call your county assessor:

Chelan County Assessor 509-667-6365
Douglas County Assessor 509-745-8521
Grant County Assessor 509-745-2011 ext. 383
Okanogan County Assessor 509-422-7190

Or you may obtain more information about our state's property tax laws by calling the Washington State Department of Revenue toll-free at 1-800-647-7706.